United States Environmental Protection Agency
Region V
POLLUTION REPORT

Date: Tuesday, November 13, 2007
From: Tom Cook, OSC

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Subject: Peoples Gas Pitney Court Station Site
3052 Pitney Court, Chicago, IL
Latitude: 41.8375
Longitude: -87.6625

POLREP No.:	9	**Site #:**	B5HP
Reporting Period:	10/06-07 - 11/02/07	**D.O. #:**	Not Applicable
Start Date:	6/18/2007	**Response Authority:**	CERCLA
Mob Date:	6/18/2007	**Response Type:**	Time-Critical
Completion Date:		**NPL Status:**	Non NPL
CERCLIS ID #:	ILN000510196	**Incident Category:**	Removal Action
RCRIS ID #:		**Contract #**	EP-S5-06-04

Site Description

The Pitney Court Station Site (Site) is located at 3052 Pitney Court, Chicago, Cook County, Illinois, in a mixed residential, commercial, and industrial area. The site is approximately 4.8 acres and is bordered to the northwest by Archer Avenue, to the northeast by Pitney Court and 31st Street, to the east by Benson Street, to the south by Chicago Plating Inc., a chrome plating facility, and to the west by the South Fork of the South Branch of the Chicago River.

The Site is a former manufactured gas plant (MGP) that operated as an MGP facility from approximately 1897 to 1921. The Universal Gas Company (Universal) began MGP operations at the Site in 1897. Peoples Gas leased the facility from Universal in 1907 and then purchased Universal in 1914. Production operations ceased at the Site in 1921, and the facility was dismantled in 1938. Peoples Gas sold the property in 1952 and re-purchased it in July 2005. Peoples Gas currently owns the Site, which will be developed for residential use.

Numerous investigations were conducted by a number of parties from 1990 to 2000. Peoples Gas conducted investigations from approximately 2002 to 2006. Coal tar, staining, and sheen were observed at depths below the water level in soil borings and test pits. Arsenic,

lead, benzene, ethylbenzene, toluene, and polynuclear aromatic hydrocarbons (PAH) were detected at concentrations exceeding Illinois TACO Tier I screening levels in soil samples. Volatile organic compounds (VOC), semivolatile organic compounds (SVOC), metals, and cyanide were detected in groundwater samples at the site. Sediment samples collected in the South Fork of the South Branch of the Chicago River contained PAHs and other SVOCs, VOCs, PCBs, oil and grease, and metals; two of these sediment samples contained oily sheens.

Remediation activities, consisting of excavation and disposal of contaminated soils, were begun by Peoples Gas in September 2005 under the Illinois Environmental Protection Agency (IEPA) Site Remediation Program. Remediation was suspended temporarily in December 2005 and started up again in September 2006. The PRP contractor remediating the Site is Burns & McDonnell Engineering Company, Inc. (BMcD), along with their subcontractors.

Site activities by the potentially responsible party (PRP) include excavation to depths ranging from approximately 3 feet to 20 feet below ground surface (bgs). Other site activities include daily air monitoring, continuous 24-hour perimeter air monitoring and sampling, confirmation soil sampling, and water disposal.

Prior to the U.S. EPA oversight at the Site, BMcD completed excavation of impacted material in approximately 99 cells of 151 excavation cells (see BMcD map of excavation areas under □documents□ on the OSC website). An Administrative Order on Consent was signed by Peoples Gas in early June 2007, prompting the U.S. Environmental Protection Agency (U.S. EPA) to begin PRP oversight activities at the Site.

On June 12, 2007, a kick-off meeting was held at the 22nd Street Site between U.S. EPA, START, Peoples Gas, and BMcD, to discuss future oversight activities, documents required, and logistics for transmitting data and documents. The meeting addressed three MGP sites that U.S. EPA would be overseeing that are located within one mile of each other: 22nd Street Station, Hough Place, and Pitney Court. Note that one START member is to cover oversight of these three sites and will rotate to a different site each day. Both Hough Place and Pitney Court remediations are expected to be completed by end of 2007, while the 22nd Street Station Site remediation is expected to be completed by the end of 2008.

On June 18, 2007, U.S. EPA began PRP oversight activities at the three Peoples Gas MGP sites: Hough Place Station, Pitney Court Station, and 22nd Street Station. The U.S. EPA Superfund Technical and Response Team (START) contractor is performing PRP oversight during the removal activities at the sites. As part of the removal activities, START collects or observes the collection of confirmation samples of soil to confirm that the PRP cleanup objectives are being met. Samples are being collected to identify the potential presence of the following site contaminants of concern:

- □ BTEX;
- □ PAHs;
- □ Synthetic precipitation leaching procedure (SPLP) lead, chromium, and selenium

- 2-methynaphthalene and carbazole (SVOCs).

Cleanup objectives for the Pitney Court Station Site are as follows:

1. For the 0 to 7 foot depth interval, removal of all soil that exceeds IEPA TACO Tier 1 residential standards for soil ingestion and inhalation.
2. For the 7 to 10 foot depth interval, removal of all soil that exceeds IEPA TACO Tier 1 and Tier 3 (using Chicago background levels for select polynuclear aromatic hydrocarbons) residential standards for soil ingestion and inhalation.
3. For soil deeper than 10 feet bgs, removal of all soil that exceeds IEPA TACO Tier 1 and Tier 3 residential standards for soil ingestion, and use the 10 foot overburden as an engineered barrier, if necessary, to prevent exposure via inhalation.
4. Invoke a construction worker notice and the City of Chicago Ordinance prohibiting installation to potable wells on the Site to eliminate the construction worker and groundwater exposure pathways. The groundwater exposure pathway will also be eliminated by analyzing select confirmation soil samples for SPLP metals.

Current Activities

During the reporting period, the PRP performed excavations in cells 084, 098, 099, 100, 139, 140, 141, 142, 143, 144, 145, 146 and 147. The PRP conducted confirmation sampling at cells 99, 98, 80, 79, 100, 78, 139, 140, 141, 142, 143, 144, 145, 146, and 147 (see BMcD map of excavation areas under documents on the OSC website).

A summary of the activities performed during the reporting period by BMcD at the Site are as follows:

- Transported 443 loads of soil/ debris to CID Landfill in Calumet City, Illinois
- Transported 0 loads of water for disposal
- Transported 0 loads of concrete debris for disposal
- Performed perimeter air sampling and air monitoring on a continuous basis (24-hour air samples and air monitoring is conducted around the perimeter). On October 22-26, 29-30, and November 1-2, 2007, elevated dust air levels were detected. Dust control measures were taken.
- Performed health and safety air monitoring during site activities
- Backfilled completed excavation cells
- Performed street sweeping and dust control activities
- Performed daily de-watering activities in excavation area, as needed, with offsite disposal of water.
- Collected confirmation soil samples from the floor of cells 098, 099 and 100, and the south wall of cells 080, 079, 078, 139, 140, 141, 142, 143, 144, 145, 146 and 147

On November 2, 2007, IEPA personnel were onsite to inspect the industrial facility, Chicago Plating, located south adjacent to Pitney Court site. The IEPA inspection was in response to a complaint made about Chicago Plating.

Sampling activities are detailed below.

On October 16, 2007, START personnel collected one confirmation soil sample from the south wall of cell 080, along with BMcD. START personnel also observed as BMcD collected one confirmation soil sample each from the south wall of cell 079, the floor of cell 098 and the floor of cell 099. The samples were analyzed for BTEX and SVOCs. The sample for cell 079 was also analyzed for SPLP metals. START sample results for the cell 080 south wall were below the PRP cleanup levels as stated in the Remedial Action Plan (RAP). BMcD also reported that these samples were below the cleanup levels.

On October 17, 2007, START personnel observed as BMcD collected one confirmation soil sample each from the floor of cell 100 and the south wall of cell 078. BMcD also collected two confirmation soil samples from the south wall of cell 139: one sample each at the 0 to 7 ft bgs horizon and the 7 to 10 ft bgs horizon. Cell 139 is along the south property line of the site. The samples were analyzed for BTEX and SVOCs. BMcD reported that results for all samples were below the cleanup levels.

On October 18, 2007, BMcD collected two confirmation soil samples from the south wall of cell 140, one sample each at the 0 to 7 ft bgs horizon and the 7 to 10 ft bgs horizon. Cell 140 is along the south property line of the site. The samples were analyzed for BTEX and SVOCs. The shallow horizon (0 to 7 ft bgs) was also analyzed for SPLP metals. BMcD reported that results for the cell 140 shallow and deeper samples were below the cleanup levels for their respective depth intervals.

On October 19, 2007, BMcD collected two confirmation soil samples from the south wall of cell 141, one sample each at the 0 to 7 ft bgs horizon and the 7 to 10 ft bgs horizon. Cell 141 is along the south property line of the site. The samples were analyzed for BTEX and SVOCs. BMcD reported that results for all samples were below the cleanup levels.

On October 22, 2007, START personnel collected two confirmation soil samples each from the south wall of cell 142, along with BMcD. START and BMcD collected samples at the 0 to 7 ft bgs horizon and the 7 to 10 ft bgs horizon. Cell 142 is along the south property line of the site. The samples were analyzed for BTEX and SVOCs. Both START and BMcD sample results for the cell 142 indicated the deeper sample met cleanup objectives. However, the shallow sample exceeded PAH objectives. No further excavation or sampling is planned by BMcD for this sample area.

On October 24, 2007, START personnel observed as BMcD collected two confirmation soil samples from the south wall of cell 143: one sample each at the 0 to 7 ft bgs horizon and the 7 to 10 ft bgs horizon. Cell 143 is along the south property line of the site. The samples were analyzed for BTEX and SVOCs. The deeper sample was also analyzed for SPLP metals. BMcD has not yet reported results for the samples.
On October 29, 2007, START personnel observed as BMcD collected two confirmation soil samples from the south wall of CF144: one sample each at the 0 to 7 ft bgs horizon and the 7 to 10 ft bgs horizon. Cell 144 is along the south property line of the site. The samples were analyzed for BTEX and SVOCs. BMcD has not yet reported results for the samples.

On October 30, 2007, START personnel observed as BMcD collected two confirmation soil samples from the south wall of cell 145: one sample each at the 0 to 7 ft bgs horizon and the 7 to 10 ft bgs horizon. Cell 145 is along the south property line of the site. The samples were analyzed for BTEX and SVOCs. BMcD has not yet reported results for the samples.

On October 31, 2007 and November 1, 2007, START personnel collected two confirmation soil samples from the south wall of CF146, along with BMcD. START and BMcD collected samples at the 0 to 7 ft bgs horizon and the 7 to 10 ft bgs horizon. Cell 146 is along the south property line of the site. The samples were analyzed for BTEX (collected on October 1, 2007) and SVOCs (collected on November 1, 2007). START sample results have not yet been received. BMcD has not yet reported results for the samples.

On November 2, 2007, START personnel observed as BMcD collected two confirmation soil samples from the south wall of CF147: one sample each at the 0 to 7 ft bgs horizon and the 7 to 10 ft bgs horizon. Cell 147 is along the south property line of the site. The samples were analyzed for BTEX and SVOCs. The shallow sample was also analyzed for SPLP metals. BMcD has not yet reported results for the samples.

Analytical results from previous sampling events have been received and evaluated by START.

On September 14, 2007, BMcD collected one confirmation soil sample each from the south wall and east wall of CF125. The samples were analyzed for BTEX and SVOCs. BMcD reported that results for both samples were below the PRP cleanup levels as stated in the RAP.

On September 19, 2007, START personnel observed as BMcD collected one confirmation soil sample each from the floors of CF111 and CF112. The samples were analyzed for BTEX and SVOCs. BMcD reported that results for both samples were below the PRP cleanup levels as stated in the RAP.

On September 28, 2007, START personnel observed as BMcD collected one confirmation soil sample each from the floors of cells 083 and 097 and the north wall of cell 097. The samples were analyzed for BTEX and SVOCs. BMcD reported that results for both cell 097 samples were below the PRP cleanup levels as stated in the RAP. The sample results for cell 083 indicated that PAH objectives were exceeded. Cell 083 was only excavated to a depth of 7 feet bgs, in accordance with an Metropolitan Water Reclamation District (MWRD) restriction in that area. BMcD confirmed that the soil was not source material. Further excavation is prohibited by MWRD.

Planned Removal Actions

Planned removal actions at the Pitney Court Station Site are as follows:

- ☐ Excavate soil per the RAP
- ☐ Transport excavated soil to CID Landfill for disposal

- De-water excavation areas as needed
- Transport water from excavation areas to disposal facility as needed
- Backfill completed excavation areas

Next Steps
The next steps to be carried out by the PRP are as follows:

- Complete excavation of cell 151; including disposal of soil
- Begin excavation of other cells
- De-water excavation areas if required
- Transport water from excavation areas to disposal facility if required
- Continue 24-hour perimeter air monitoring and sampling
- Continue air monitoring in work zones
- Collect confirmation samples of completed excavation cells, including cell 151 south wall
- Backfill completed excavation cells with clean fill when confirmation results are received

Key Issues
None.

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
RST/START	$50,000.00	$29,842.26	$20,157.74	40.32%
Intramural Costs				
Total Site Costs	$50,000.00	$29,842.26	$20,157.74	40.32%

* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data which the OSC must rely upon may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

Disposition of Wastes

Waste Stream	Quantity	Manifest #	Disposal Facility
July 2007 Non-hazardous Contaminated Water, Revision 1	22,000 gallons		Ortek Inc., McCook, IL
August 2007 Non-hazardous Contaminated Water	94,300 gallons		Ortek Inc., McCook, IL
September 2007 Non-hazardous Contaminated Water	5,200 gallons		Ortek Inc., McCook, IL
September 2007 Non-hazardous Soil/Water	28,500 gallons		CID RDF, Calumet City, IL
July 2007 Non-hazardous Soil, Revision 1	9,240 yd3		CID RDF, Calumet City, IL
August 2007 Non-hazardous Soil	8,895 yd3		CID RDF, Calumet City, IL
September 2007 Non-hazardous Soil	7,335 yd3		CID RDF, Calumet City, IL

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